

044.0

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0006.0

Map

Block

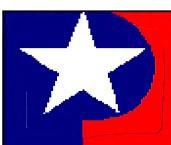
Lot

1 of 1

Residential

ARLINGTON

APPRAISED: 1,169,300 / 1,169,300
 USE VALUE: 1,169,300 / 1,169,300
 ASSESSED: 1,169,300 / 1,169,300



Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
180-182		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: VOTE SEAN A/ETAL	
Owner 2: VOTE-CHILDS W DEBBIE	
Owner 3:	

Street 1: 140 RUBLEE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SANDINI DANIEL -

Owner 2: -

Street 1: 182 PALMER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3378 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5439		Sq. Ft.	Site		0	80.	1.07	1									466,536						466,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5439.000	698,100	4,700	466,500	1,169,300		31156
							GIS Ref
							GIS Ref
							Insp Date
							04/17/18

USER DEFINED

Prior Id # 1:	31156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/29/21
Print Time	23:32:42
Last Rev Date	07/09/18
Last Rev Time	11:57:02
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	044.0-0002-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	698,100	4700	5,439.	466,500	1,169,300		Year end	12/23/2021
2021	104	FV	666,500	4700	5,439.	466,500	1,137,700		Year End Roll	12/10/2020
2020	104	FV	666,700	4700	5,439.	466,500	1,137,900	1,137,900	Year End Roll	12/18/2019
2019	104	FV	486,600	4700	5,439.	495,700	987,000	987,000	Year End Roll	1/3/2019
2018	104	FV	486,600	4700	5,439.	361,600	852,900	852,900	Year End Roll	12/20/2017
2017	104	FV	456,300	4700	5,439.	314,900	775,900	775,900	Year End Roll	1/3/2017
2016	104	FV	456,300	4700	5,439.	268,300	729,300	729,300	Year End	1/4/2016
2015	104	FV	406,600	4700	5,439.	262,400	673,700	673,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
SANDINI DANIEL	32966-21		5/31/2001			486,000	No	No							
GALPIN ANNE F	30109-387		4/29/1999			275,000	No	No							
	11413-528		11/27/1967				No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/14/2001	846	Alterati	12,000	O				FINISH 3RD FLOOR D	6/20/2018	Missed Appt.	BS	Barbara S											
7/12/2001	536	Addition	15,000	O				ADD 2 DORMERS	4/17/2018	MEAS&NOTICE	BS	Barbara S											
8/12/1996	384	Manual	8,000					REBUILD PORCHES	5/7/2009	Measured	189	PATRIOT											
									8/8/2001	MLS	HC	Helen Chinal											
									4/11/2000	Inspected	264	PATRIOT											
									3/2/2000	Measured	264	PATRIOT											
									8/17/1993		KT												

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																															
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good																																																						
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating: Good																																																						
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:																																																						
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																						
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																																						
Prime Wall: 3	- Aluminum			A HBth:	Rating:																																																						
Sec Wall:				OthrFix:	Rating:																																																						
Roof Struct: 1	- Gable			OTHER FEATURES																																																							
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			<table border="1"> <tr> <td colspan="2">1st Res Grid</td> <td colspan="2">Desc: Line 1</td> <td colspan="2"># Units 1</td> </tr> <tr> <td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td> </tr> <tr> <td>Other</td><td></td><td></td><td></td><td>FR</td><td>RR</td> </tr> <tr> <td>Upper</td><td></td><td></td><td></td><td>BR</td><td>FB</td> </tr> <tr> <td>Lvl 2</td><td></td><td></td><td></td><td>HB</td><td>L</td> </tr> <tr> <td>Lvl 1</td><td></td><td></td><td></td><td>O</td><td></td> </tr> <tr> <td>Lower</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Totals</td><td>RMs: 16</td><td>BRs: 6</td><td>Baths: 2</td><td>HB</td><td></td> </tr> </table>				1st Res Grid		Desc: Line 1		# Units 1		Level	FY	LR	DR	D	K	Other				FR	RR	Upper				BR	FB	Lvl 2				HB	L	Lvl 1				O		Lower						Totals	RMs: 16	BRs: 6	Baths: 2	HB	
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Color: GREY				A Kits:	Rating:																																																						
View / Desir:				Frl:	Rating:																																																						
GENERAL INFORMATION				WSFlue:	Rating:																																																						
Grade: C+ - Average (+)				CONDOS INFORMATION																																																							
Year Blt: 1924	Eff Yr Blt:			Location:																																																							
Alt LUC:	Alt %:			Total Units:																																																							
Jurisdct: G4	Fact: .			Floor:																																																							
Const Mod:				% Own:																																																							
Lump Sum Adj:				Name:																																																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS	BRS	FL																																													
Prim Int Wal 2	- Plaster			Functional:				Interior:	1			6	2																																														
Sec Int Wall:				Economic:				Additions: 2001	1			10	4																																														
Partition: T	- Typical			Special:				Kitchen:																																																			
Prim Floors: 3	- Hardwood			Override:				Baths:																																																			
Sec Floors:				Total:	18.6 %			Plumbing:																																																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																																																			
Subfloor:				<table border="1"> <tr><td>Basic \$ / SQ:</td><td>180.00</td></tr> <tr><td>Size Adj.:</td><td>0.96083480</td></tr> <tr><td>Const Adj.:</td><td>0.98000199</td></tr> <tr><td>Adj \$ / SQ:</td><td>169.492</td></tr> <tr><td>Other Features:</td><td>133500</td></tr> <tr><td>Grade Factor:</td><td>1.10</td></tr> <tr><td>NBHD Inf:</td><td>1.00000000</td></tr> <tr><td>NBHD Mod:</td><td></td></tr> <tr><td>LUC Factor:</td><td>1.00</td></tr> <tr><td>Adj Total:</td><td>857646</td></tr> <tr><td>Depreciation:</td><td>159522</td></tr> <tr><td>Depreciated Total:</td><td>698123</td></tr> </table>				Basic \$ / SQ:	180.00	Size Adj.:	0.96083480	Const Adj.:	0.98000199	Adj \$ / SQ:	169.492	Other Features:	133500	Grade Factor:	1.10	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	857646	Depreciation:	159522	Depreciated Total:	698123	Heating:																											
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Heat Fuel: 1	- Oil																																																										
Heat Type: 5	- Steam																																																										
# Heat Sys: 2																																																											
% Heated: 100	% AC:																																																										
Solar HW: NO	Central Vac: NO																																																										
% Com Wal	% Sprinkled																																																										
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SPEC FEATURES/YARD ITEMS																																																											
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